

**THE VIEWS OF ASHEVILLE HOMEOWNERS ASSOCIATION
MINUTES OF MEETING
January 30, 2014**

The meeting was called to order by Board President Richard Green at 7:45 PM.

a. **Roll** was taken by signup and record of legal representation totaling sixteen lot owners.

Seven lot owners were represented in person:

<u>Attendees:</u>	<u>Address @ Distant View Drive</u>
Neil & Diane Altman	78
Gerry & Margaret Stanley	86
Daniel Baseman	88 & 90
Richard & Judy Green	91
William & Chandra Uhle Jr.	95
Paul & Diane Summey	108
Mike & Nancy Osborne	110

Nine lot owners were represented through proxy:

Skip and Beth Garrett	77	to Stanley
Toni Meador	84	to Stanley
Joe Bonamarte & Jill Sagarin	93	to Green
Jane Robison	98 & 100	to Stanley
Joe & Maria Warnicki	102	to Green
Steve & Joanne Betso	113	to Summey
Al & Kay Patel	117	to Green
Leonard & Bobbie Greenebaum	119	to Green

One lot owner was represented by Power-of-Attorney:

Margaret Lancaster	111	to Greg Korman
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According to The Views of Asheville Covenants, Conditions and Restrictions, a minimum of sixteen representations of lot owners is required to act upon regular Homeowners Association (HOA) business and to make changes/amendments to the Covenants and/or the Bylaws (but only after notice of the proposed amendment has been provided to the lot owners). However, during the meeting it was incorrectly decided that a minimum of twenty-one representative votes was required to act upon the changes proposed to amend the Landscaping Policy; thus, the meeting proceeded looking only at regular HOA business.

b. Proof of notice of meeting by United States Postal Service with a second notice by e-mail was accepted as adequate and according to the covenants.

c. Minutes of the meeting of January 26, 2013, having been previously distributed for review, were accepted by unanimous vote. Moved and seconded by D. Baseman/N. Altman.

d. Election of 2014 Directors. The floor was opened for nominations for the Board of Directors (BOD). Richard Green and Diane Summey were nominated by Bill Uhle and seconded by Neil Altman. Both Richard and Diane accepted the nomination. No other nominations were made either before or at the meeting and nominations were closed. Those nominated were voted in by unanimous vote. These two continuing members will work diligently to find a third member for the 2014 BOD. Jill Sagarin has volunteered to continue as the Assistant Treasurer, a non-BOD position but one of great importance for all the members of the HOA.

e. Reports of Officers:

- **President's report:** Richard reported that the HOA stayed within the 2013 approved budget and was able to apply the interim landscaping policies as approved at the 2012 annual HOA meeting.
- **Treasurer's report:** Richard further reported that based on income and use of budget there is no proposed change for HOA dues in 2014.

f. Reports of Committees: Landscape Committee:

- The BOD as a whole is acting as the Landscape Committee. The interim landscaping policy worked well and allowed for the homeowners and the BOD to use the process to preserve the views, acting as good neighbors with each other to see how to make the landscape policy even better.
- In applying the interim landscaping policy the BOD has learned that in addition to the required written communication from the lot owners to the BOD, issue resolution is much more effective and open when all the parties of a proposed change are able to meet together in person. This allows for an open discussion and exchange of ideas with all parties present to understand the plan elements, walk the property, air concerns and resolve issues. Several members of the community said that this added step made the process a positive one.
- At the end of the proposed landscape policy, a report from an HOA contracted licensed arborist was included. The arborist canvassed mature trees in the common areas near lots, noting location and condition. The grounds in the common areas were checked for erosion or stability problems. No problems seemed apparent with the evolving cover the hillside is getting through volunteer plants and trees and by keeping the root systems of any cut trees. One large tree near 110 was diagnosed as diseased, but was later determined to not be within the HOA common area. Mature trees near the HOA north and south property lines were not evaluated since they do not impinge upon the views from any lot.
- Several homeowners contracted with Appalachian Arborists to help restore the views from tree growth on their property or in the common areas with approval of the BOD. Some trees were trimmed and some were cut down. The general consensus of those present at the meeting is that the process and the outcome were very satisfactory.
- There is still work to be done in the common areas to address invasive species. The BOD requested notification when a homeowner notices invasive species as defined in the

landscaping policy or dead or dying trees in the common areas. There was an immediate report of a twenty-foot princess tree near lot 98. The BOD will check on it.

- The responsibility of the BOD in applying the landscape policy is to represent the interests of the HOA in managing the common area.

g. Unfinished Business

- **Landscape Policy:**

The suggested improvements to this policy were sent to all lot owners as a marked up document as well as a draft amended version for easier reading. It was decided that an email vote on the Landscape Policy by the lot owners will be coordinated by the 2014 BOD.

h. New Business:

- **2014 Budget and Assessment:** The attached BOD proposed budget includes a new line item for making key information available for all lot owners (see owner's handbook section below). The BOD also proposed keeping the amount of the HOA assessment dues the same at \$400/year per buildable lot and \$200/year for an unbuildable lot.
- **\$200 Assessment:** The \$200 assessment applies in the two cases where homeowners own the lot next to them and have no intention of selling or developing the extra lots. If the extra lots are put up for sale the assessment would immediately be raised to \$400.
- **Owner's Handbook:** Gerry Stanley mentioned that there are some state, local and HOA legal documents that all lot owners should have access to for reference and use. A proposed Table of Contents was included in the attachments for this meeting. The 2014 budget includes \$1,200 for the copy, printing and distribution of this information in notebooks. Greg Korman asked if it would be better to do this electronically by creating a website for our development. This website could be used by owners as well as prospective buyers. There could also be a password protected area of the website for strictly owner information. Richard Green, Bill Uhle and Greg Korman volunteered to develop the website using the budget set aside for the paper copy in the 2014 proposed budget. Diane Summey said Homeowners Associations USA may have a HOA website template to use.
- **The 2014 Budget amended** to show the use of \$1,200 for the development of a Views of Asheville website owned by The Views of Asheville Homeowners Association was approved unanimously.
- **Problem of late payment of dues:** The current annual dues payment schedule is that half is due by January 1, and the remaining half is due by July 1. It was brought up by the Board that the late payment of dues has become a problem and has increased the workload of the Assistant Treasurer, a volunteer position. After a general discussion, Margaret Stanley moved that beginning in 2015, the annual dues payment schedule be changed to a single annual payment due by 1 January of the year, and that penalties for late payments would be implemented using the existing methods as stated in the Bylaws of The Views of Asheville Homeowners Association, Inc. (which includes 18% interest after 30 days and a lien upon the lot). Daniel Baseman seconded the motion and the motion passed unanimously. However, on

later review of the Bylaws, this motion can only be voted upon after notice has been provided to all lot owners. As such, this motion will be included in the upcoming email vote.

- **Other:** The BOD was asked to determine the possibility of:
 - **Additional parking** areas similar to the one adjacent to lot 88. This paved area was originally planned by a previous developer as road access to the land east of the Givens Estate in hopes that further development would be on that property.
 - **Safety measures** (mirrors, increasing visibility by trimming landscaping, other methods) that might be used on the curves on Park Avenue as well as Distant View Drive.
 - **Noise level standards** for heating/air conditioning units that may impact the homeowner's neighbor.
 - **Proposed zoning changes** on Sweeten Creek Road to be anticipated in the future. The recent proposed changes required investigation by the BOD and HOA coordination with other HOAs on Sweeten Creek Road. Richard Green thanked everyone who sent emails and letters and called city council members to express concerns. The zoning requests have been withdrawn for now. It is recognized that the development of property along Sweeten Creek Road is an attractive option and that we should expect further efforts in the coming years for such development.
- Just prior to the adjournment, special thanks were extended to Gerry Stanley for his years of service to the community.

The meeting adjourned around 8:30 P.M.

Attachment: 2014 Final Budget

The Views of Asheville Homeowners Association Budget for Calendar Year 2014

Landscaping	
Indigenous Design	\$7,500
Mowing & mulching	5200
Culvert cleaning & herbicide	1200
Invasive sp. and pest control	1000
Diseased Tree Removal	\$1,500
Development of HOA Web Site	\$1,200
Legal, Regulatory and Insurance	\$1,511
Tax Prep	250
Stormwater	900
Insurance	361
Supplies, Postage & Misc	\$75
Total Budget for 2013	\$11,786